

**ZONING BOARD OF APPEALS  
MEETING AGENDA**

**Monday, September 13, 2004  
7:00 PM**

**TOWN HALL ANNEX  
57 MAIN STREET, ELLINGTON, CT**

**I. CALL TO ORDER:**

**II. PUBLIC COMMENTS:**

**III. PUBLIC HEARINGS:**

1. #V200415—Cumberland Farms, Inc. for variances to Ellington Zoning Regulations, Section 5.3(g)(1)(a)&(b), Variations in Area & Yard Requirements/Additional Yard Requirements; Section 5.2 footnotes 1 & 6, Footnotes to Area & Yard Requirements Schedule; Section 7.7d5(a) &(c), Minimum Parking & Loading Space Requirements/Location of Parking Facilities; Section 7.7b(5)(a) & (b), Signs/Attached Signs Permitted in C, PC, I, & IP Zones; Section 7.7b(6)(a)(2) & (3), Signs/Detached Signs Permitted in C, PC, I, & IP Zones: to reduce front yard setback along Wapping Wood Road from 52.25 feet to 51.3 feet for a convenience store and from 52.25 feet to 18.6 feet for a gas canopy and to reduce front yard setback along Windsorville Road from 47.25 feet to 22.7 feet for a gas canopy; to reduce side yard setback from 50 feet to 33.8 feet and to reduce side yard setback from 50 feet to 30.7 feet for a convenience store; to reduce setback from parking to a structure from 20 feet to 7 feet; to reduce parking setback from front property line from 30 feet to 18.6 feet along Wapping Wood Road and reduce parking setback from 30 feet to 18.9 feet along Windsorville Road; to increase attached signage from 2 signs to 3 signs and to increase the total of sign area for all three signs from 93 square feet to 100.8 square feet; to increase sign area for a detached sign to 48 square feet and increase height to 18 feet for construction of detached sign in conjunction with a convenience store and gas station on property located at 5 Wapping Wood Road, APN 026-009-0000 in a C Zone.
2. #V200416—Dzen Brothers, Inc. for variances to Ellington Zoning Regulations, Section 5.2 Area & Yard Requirements Schedule; Section 7.7d5(c) Minimum Parking & Loading Space Requirements/Location of Parking Facilities; Section 7.7d6(a) Minimum Parking & Loading Space Requirements/Surface & Drainage: to reduce front yard setback from 100 feet to 90 feet to construct a farm stand, to reduce parking setback from the front property line from 50 feet to 18 feet, and to allow a gravel surface treatment of parking, loading, & access roadway areas for use with a farm stand on properties located at 187 Windsorville Road & 8 Pinney Street, APN 009-041-0000 & 009-042-0000 in a PC Zone.
3. #V200417—Paul Stevenson for a variance to Ellington Zoning Regulations, Section 5.2 Area & Yard Requirements & 5.3g(1)(b) Additional Yard Requirements: to reduce

the front yard setback from 55 feet to 48.5 feet for a detached garage on property located at 45 Middle Road, APN 052-009-0000 in an AA Zone.

**IV. UNFINISHED BUSINESS: (NONE)**

**V. NEW BUSINESS:**

1. #V200418 – Bruce & Karen Luginbuhl appeal of the Zoning Enforcement Officer's Cease & Desist Order at 34 Ludwig Road. **(RECIPT ONLY)**
2. #V200419—Tony Littizzio for the Board of Education for a variance to Ellington Zoning Regulations, Section 5.2 Area & Yard Requirements: to reduce the side yard setback from 10 feet to 1 foot for storage shed on property located at 47 Main Street, APN 064-016-0000 in a C Zone. **(RECIPT ONLY)**
3. Discussion of the Build Out Report (transmittal from the First Selectman).

**VI. ADMINISTRATIVE BUSINESS:**

1. Discussion re: "CenterEdge" and Ad Hoc Committee.
2. Approval of Meeting Minutes
  - a. July 12, 2004 meeting minutes
  - b. August 2, 2004 meeting minutes
3. Correspondence:
  - a. Letter to Susan Boyan, esq. from Rick Kalva dated, 8/24/04.
  - b. Memo to Dennis Milanovich from Matt Davis dated, 9/8/04.

**VII. ADJOURNMENT:**